

# *Memorandum*

**TO: Envision San José 2040  
Task Force**

**FROM: Andrew Crabtree**

**SUBJECT: February 28, 2011  
TASK FORCE MEETING #48**

**DATE: February 24, 2011**

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This memorandum provides information to assist you in preparing for the February 28, 2011 Envision San José 2040 Task Force Meeting. Links to the referenced documents and other resource materials (e.g., reading materials and correspondence) are posted on the Envision website.

## **Agenda Item 3 – Report on Council Actions to Define Scope of Envision General Plan Update**

Task Force members will be provided with an update on actions taken by the City Council following the December 13, 2010 Task Force meeting to further define the scope of the Envision General Plan Update. The following text provides a synopsis of these actions. Task Force members will be provided with an opportunity to ask questions or provide comments on this topic.

### **Scenario 7 – Updated Version of the Preferred Land Use Scenario**

Staff is completing preparation of a final Preferred Land Use Scenario (Scenario 7) to be used as the “Project” for analysis in the Envision Environmental Impact Report (EIR). Scenario 7 is very similar to Scenario 6, which was previously discussed by the Task Force, but includes one modification in the distribution of job growth capacity. At the Envision Urban Village planning charrette, conducted on November 1, 2010, Task Force members indicated that the Urban Village areas could accommodate additional job growth. At the same time, as the Water Pollution Control Plant planning process has progressed, the City’s consultants assisting with the preparation of the Plant Master Plan have suggested that Scenario 6 included more job growth within the Alviso area than could be feasibly accommodated on the Plant and other Alviso employment lands. In response to these two concerns, planned job growth capacity has been redistributed from Alviso to the Light Rail Urban Village Growth Areas (Scenario 7).

For Scenario 7, the Alviso Growth Area includes planned growth capacity of 25,520 new jobs, a reduction of 11,080 jobs from the planned growth capacity of 36,600 jobs included in Scenario 6. To maintain the total planned job growth capacity in the Envision Plan, the number of jobs planned within Light Rail Village areas was raised from 20,700 to 27,120 jobs. An updated Growth Areas table for Scenario 7 is included in the packet materials.

### **Pending General Plan Amendments and Envision Requests**

In order to finalize the scope of the Envision General Plan Update EIR, the City Council has provided direction on several pending General Plan Amendments and Envision Requests (for alternative Land Use/Transportation Diagram designations) to include within the Envision EIR analysis. City Council action on pending General Plan Amendments taken on December 7, 2010 was reported to the Envision

Task Force at the December 13, 2010 Task Force Meeting. One Envision Request (ESJ2040-007 South Almaden Valley Urban Reserve) was scheduled for consideration at the December 14, 2010 City Council meeting, but withdrawn prior to that date at the applicant's request.

At the January 25, 2011 and February 15, 2011 City Council meetings, the Council considered four additional pending General Plan Amendments and three Envision Requests, along with the question of appropriate land uses for the area designated Open Hillside on the Draft Envision Diagram outside of the Urban Growth Boundary. In summary, the Council took the following actions at these two meetings:

January 25, 2011:

- **GP07-02-01 (iStar) and GP10-05-01 (Rancho del Pueblo)** – Council directed that the land uses in two pending General Plan Amendments be included as options within the Envision DEIR. These options will be analyzed independently of the Preferred Land Use Scenario (Scenario 7) so that the Council will have the option to incorporate them within the General Plan Update when it is brought to the Council for consideration later this calendar year. Additional detail is provided below.
- **Schedule/Contract Extension** – Council approved the extension of the Envision environmental consultant contract to include funding for analysis of the two options noted above with the understanding that the timeframe for circulation of the DEIR and consideration of the Draft Envision Plan would be extended by several months.
- **Open Hillside designation (Development outside of the Urban Growth Boundary)** – Council advised staff to strengthen and protect lands outside of the City's Urban Growth Boundary while also providing reasonable opportunities for appropriate land uses. (The full text of the Council Memorandum is included in the packet Reference Materials.)
- **ESJ2040-012 (Edenvale Transit Center)** – This industrial land conversion request was withdrawn by the applicant.
- **ESJ2040-005 (Diridon Station Area)** – Council referred the requested employment land conversion to housing to the Diridon Station Area planning process. The subject site will remain designated as Transit Employment Center on the Envision Draft Land Use/Transportation Diagram.

February 15, 2011:

- **ESJ2040-013, ESJ2040-014, GP10-03-011 and GP10-06-01 (Tamien Station Area)** – Council directed that the General Plan update incorporate the VTA request (ESJ2040-013) to re-designate approximately 2.88 acres of Public/Quasi-Public designated lands east of Hwy 87 as Urban Residential and relocate the planned park area designated as Open Space, Parklands and Habitat to reflect the actual future park site on the Envision Draft Land Use/Transportation Diagram. The remaining Tamien Station area requests (ESJ2040-014, GP10-03-011 and GP10-06-01) were withdrawn by the applicant.

With the actions taken by City Council on January 25, 2011 and February 15, 2011, staff continues to evaluate eight (8) remaining Envision Requests. Because these remaining requests do not raise potential General Plan level environmental impacts in addition to those already being evaluated as part of the Preferred Land Use Scenario (Scenario 7), staff determined that the timing of any Council direction was less critical to the overall Envision schedule. Staff will schedule these Requests for Council consideration at the earliest opportunity to further finalize the Envision Draft Land Use/Transportation Diagram.

GP07-02-01 (iStar) and GP10-05-01 (Rancho del Pueblo)

Staff and consultants will incorporate analysis into the Envision DEIR of two Land Use/Transportation Diagram options (iStar/GP07-02-01 and Rancho del Pueblo/GP10-05-01) so that Council may consider these options as part of their consideration of the Envision General Plan Update. The City Council indicated the direction to include these options in the DEIR was not intended to indicate support for either option, but to provide for their continued analysis and additional community outreach.

Accordingly, traffic modeling is being prepared for one additional scenario (Scenario 7A) that includes both land use options showing housing at the two locations. In order to maintain the overall citywide amount of job and housing growth capacity as previously recommended by the Task Force and accepted by the City Council, Scenario 7A includes offsetting adjustments to the planned job and housing growth capacity for other Envision Growth Areas. Generally, housing growth capacity was moved as needed from the nearest Urban Village locations while retaining adequate growth capacity to allow for some future residential development within those Village areas. The job growth allocated for the iStar site was reallocated to the Blossom Hill Road/Snell Avenue Light Rail Urban Village in order to take advantage of potential growth capacity identified for this Village through the Task Force Urban Village planning charrette exercise and promote transit use. The Envision Preferred Land Use Scenario includes significant new job growth capacity within the Edenvale Redevelopment Area so that with the amount moved to the Blossom Hill Road Snell Avenue Light Rail Village, the Edenvale Redevelopment Area will retain job capacity at a level greater than that requested by the City Council. These changes in jobs and housing capacity for specific Village areas are highlighted on the Distribution of Job and Housing Growth Capacity Table *Scenario 7A* included in the meeting materials.

Because these two options are located in separate areas of the city with independent traffic characteristics, preliminary analysis indicates that a single traffic model run can analyze both the independent and cumulative effects of considering these options as part of the Envision General Plan Update process

**Agenda Item 4 – Use and Development Intensities Outside of the Urban Growth Boundary**

Following direction provided by the City Council on January 25, 2011, the Task Force will have an opportunity to further discuss and make recommendations on the appropriate land uses and development policies for lands designated as Open Hillside or Agriculture and located outside of the Urban Growth Boundary (UGB) on the Envision Draft Land Use / Transportation Diagram. While most of the lands located outside of the UGB are designated as Open Hillside, the South Coyote Valley greenbelt area is designated as Agriculture.

For this discussion, the Task Force packet includes the January 21, 2011 Memorandum from Mayor and Council Members, updated drafts of the Chapter 5 (Land Use Diagram designations) and Chapter 6 (Land Use Policies) sections that address land uses outside of the Urban Growth Boundary, copies of the Santa Clara County General Plan policies for non-urban areas and a consolidated list of potential policy topics distilled from each of these sources. The January 21, 2011 Memorandum includes specific direction on policies to include within the General Plan and advises staff to review the Santa Clara County General Plan policies.

The Draft Plan sections represent staff's recommendation for these policies, building on the prior work of the Task Force by adding specific direction provided by the City Council and the most relevant policies included in the Santa Clara County Plan. Staff is not recommending incorporation of policies from the Santa Clara County Plan that address the design of "cluster development" because, based on staff's analysis, other policies already in the Draft Plan address the same concepts or objectives.

### **Agenda Item 5 – Growth Phasing Alternatives**

The Task Force will be provided with an additional opportunity to provide input on the phasing (Horizons) policies included within current Envision Draft General Plan (Draft Plan). These policies were developed through extensive discussion by the Task Force in the first part of 2010, and establish a process for modification of the Land Use / Transportation Diagram over time to add Urban Village residential growth capacity as certain Draft Plan goals are met. This system is described as "Horizons" in the Draft Plan. Prior to finalization of the Draft Plan, the Task Force has an opportunity to provide further or modified recommendations on this topic.

Specific items for the Task Force to address include:

- 1) **The number of Urban Villages located within Horizon 1.** The Envision General Plan includes a "Base" residential growth capacity of approximately 40,000 dwelling units. Full build-out of the Urban Villages currently included within Horizon 1 is planned to provide capacity for an additional 22,720 dwelling units, giving a total Horizon 1 Draft Plan capacity of 62,730 dwelling units. Task Force members may choose to modify the number of Urban Villages included within Horizon 1. It will likely be easier to include a process to add Urban Villages to the first Horizon, but difficult to "remove" an Urban Village once it has been identified as available.
- 2) **The selection of Urban Villages for each Horizon.** Identification of which Urban Villages to include within each Horizon establishes the General Plan priority for the City's residential growth. The current Horizon plan gives priority to Urban Villages located along the corridors that connect to Downtown and in proximity to near-term transit facilities.
- 3) **The process for modification of the Horizon phasing plan.** The current Draft Plan policies provide an opportunity for the City Council to initiate a new Horizon on a four-year interval as part of a Major General Plan Review and allow for modifications as to which Urban Villages are included in each Horizon annually through the Annual General Plan Review process. The Task Force may further consider if this provides adequate flexibility

for modifications, taking into account that the Draft Plan now includes an opportunity for exceptional projects to move forward in advance of preparation of an Urban Village Plan.

- 4) **Possible exceptions (e.g., “Signature Projects”).** After the Task Force discussion of the General Plan Horizons, the Task Force developed an exception for “Signature Projects” to move forward within Urban Village areas in advance of the preparation of an Urban Village Plan. This exception could also be applied to the Horizon phasing plan, allowing a Signature Project to move forward within an Urban Village regardless of planned Horizon. As an additional option, the Task Force may also consider construction of a Signature Project as an adequate trigger to move an Urban Village into the current Horizon.

#### **Agenda Item 6 – Public Comment**

Members of the community will be provided with an opportunity to address the Task Force and provide input on the Agenda discussion items.

#### **Agenda Item 7 – Task Force Recommendations**

Task Force members will be asked to take votes on specific recommendations for the Draft Plan related to the topics on the meeting agenda.

#### **Reading / Resource Materials**

Reading and Resource Materials include excerpts from the Santa Clara County General Plan and items related to the January 25, 2011 City Council hearing. These materials support Agenda Items 3 and 4.

#### **Public Correspondence**

The packet includes six items of public correspondence. These letters address Draft Plan policies related to the development of a Healthful Community and the Main Streets concept, as well as the designation of specific sites for healthcare facilities on the Land Use / Transportation Diagram. These comments will be further addressed at the March or other upcoming Envision Task Force Meeting.

#### **Announcements**

The Envision Draft Environmental Impact Report is being revised to include analysis of the two land use options discussed above and currently anticipated for public circulation this Spring. Based upon an anticipated circulation of the EIR in the Spring, the Draft Plan will be ready for City Council consideration in the Fall of this year. The Draft EIR will be made available in electronic format for Task Force and community members on the Envision website. Electronic (e.g., CD Rom) versions of the document can be provided to Task Force members upon request, and are strongly preferred as the “green choice” over paper copies.

Staff is continuing analysis of the eight remaining Requests for Alternative Envision Land Use designations and anticipates bringing many of these Requests forward for consideration by the City Council on March 22, 2011, to help further define the scope of alternatives to be considered as part of the General Plan Update.

**Next Meetings**

Please note that the next Envision Task Force Meeting will be **Monday, March 21, 2011** at the usual time (6:30 to 9:00 pm) and location (City Hall Wing Committee Meeting Rooms) and will potentially include the topics of consideration of the Five Wounds community plan as a template for a Village Plan including possible conversion of employment lands, further discussion of Draft Plan phasing policies, and a comprehensive review of Envision Draft Plan #5.

If you have any questions, please contact either myself or Susan Walton. I can be reached by phone at (408) 535-7893 or by email at: [andrew.crabtree@sanjoseca.gov](mailto:andrew.crabtree@sanjoseca.gov). Susan can be reached by phone at (408) 535-7847 or by email at: [susan.walton@sanjoseca.gov](mailto:susan.walton@sanjoseca.gov).

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